



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 6, 2015
1504-PUD-06
Exhibit 1

Petition Number: 1504-PUD-06

Subject Site Address: Southwest corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Request: Petitioner requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Current Zoning: Open Industrial and Enclosed Industrial;
U.S. Highway 31 Overlay District; and
State Road 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 7.1 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Gateway Southwest PUD Ordinance (Redline Version)
4. Gateway Southwest PUD Ordinance (Current Version)
5. Concept Plan
6. Building Character Exhibit

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 7.1+/- acres in size and is located at the southwest corner of U.S. 31 and State Road 32. The Property is currently zoned Open Industrial and Enclosed Industrial, and it falls within both, the U.S. Highway 31 Overlay District and the State Highway 32 Overlay District. The Property is the location of the former Waitt grain elevator.

Project Overview: The Petitioner is requesting a change of zoning to a commercial mixed-use Planned Unit Development (PUD) District to be known as “The Gateway Southwest PUD” (the “Proposal”). The Gateway Southwest PUD defaults to the General Business (GB) District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, and up to four out-lot buildings. Access to the Property would be from Westfield Business Park Court.

Development and Architectural Standards: The Proposal defaults to the GB and other UDO development standards, while modifying some standards which are consistent with more urban development patterns (i.e., modified GB standards include: setbacks, minimum building height, and landscaping/buffering requirements). The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project. The proposal also includes provisions for monument signage which differ from what the City’s sign standards would otherwise allow.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan (the “Implementation Plan”) identifies the four quadrants of the U.S. Highway 31 and State Highway 32 interchange as the “Gateway Sub-District” of Grand Junction. The Implementation Plan further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings.

MODIFICATIONS SINCE THE PUBLIC HEARING ON APRIL 4, 2015

Because a detailed comprehensive plan amendment for the Gateway Sub-District is being developed simultaneously, the developer worked closely with the City to synchronize the standards of this PUD Ordinance with the vision and development expectations that will be established by the upcoming

comprehensive plan amendment. As a result of those discussions, the following modifications were made to the Gateway Southwest PUD Ordinance since the April 6, 2015 APC Public Hearing:

1. Concept Plan and Character Exhibit. The location and orientation of the purported four-plus-story hotel has been shifted so that it now runs parallel to U.S. Highway 31 and is closer to State Road 32. This shift in location and orientation creates a desirable vertical focal point closer to the highways. The remaining buildings on the plan could have a lower profile than the hotel building, and would not be as visually accessible from the highways.

The Character Exhibit was updated to reflect the revised concept plan layout.

2. Land Uses. The Proposal defaults to the GB uses, as was originally proposed, however, it now restricts the types of uses to ones that are more consistent with the Gateway Sub-District vision. The Gateway Southwest PUD does not allow the following GB uses: Mortuaries, Nurseries, Religious Institutions, Garden and Lawn Centers, Fast Food Restaurants (unless incorporated within a mixed-use building); Drive Through Windows; High Intensity Retail; Amphitheater/Outdoor Theaters; Civic Club; and Private Clubs.

The PUD Ordinance adds and defines a new use, "Fast Casual Restaurant".

3. Setbacks. The original PUD proposal included "No Minimum" setbacks from any property line. In order to be consistent with the State Highway 32 Overlay requirements, the revised proposal includes a minimum setback of 30 feet from State Highway 32.
4. Building Height and Mass. A significant part of the vision and goal for the Gateway Sub-District is to have development at each of the four quadrants that includes substantial building height and building mass, especially for travelers on U.S. Highway 31. In response, the PUD Ordinance creates two Building Height and Building Size districts. The district that is closest to U.S. Highway 31 (District 1) requires a minimum building height of four (4) stories and 60 feet, and a minimum building footprint of 10,000 square feet. The other district (District 2) will not be as visible from U.S. Highway 31 and requires a minimum building height of one (1) story and at least one (1) building to be a minimum of 8,000 square-feet (combination of building and/or outdoor seating area) – all other buildings a required to be a minimum of 7,000 square-feet (combination of building and/or outdoor seating area).
5. Mechanical Equipment. All roof-mounted mechanical equipment is not allowed to be visible from any part of U.S. Highway 31, State Road 32, or any other adjoining right-of-way.
6. Signage. The City's Upper Floor Tenant signage (Article 6.17 (J)(7)(b)) would apply to the building in District 1, and the petitioner is requesting signage on all four sides of the building, not just the sides that have road frontage.

The petitioner is also requesting two (2) monument signs on the Real Estate. Each proposed sign would be a maximum of 25 feet in height and 250 square feet in size, per face.

7. Outdoor Public Space and Public Art. Consistent with The Junction PUD and recommendations of the Grand Junction Implementation Plan 2013, the PUD Ordinance encourages usable outdoor public spaces and visually accessible public art within the project.
8. State Highway 32 Overlay District. The State Highway 32 Overlay District standards would apply to the Gateway Southwest PUD District. However, because of the uniqueness of the highway right-of-way configuration and proximity of Westfield Business Park Court, the routing and location of the Trail Corridor may need to be different than what is required by the UDO. The proposed PUD Ordinance gives the Director the ability to approve the final layout of that trail segment at the Primary Plat review stage.

STAFF RECOMMENDATION

Staff recommends forwarding Petition No. 1504-PUD-06 to the City Council with a favorable recommendation.